

Project Review and Inspection Goals

Turnaround Times - This list establishes short, medium or long turnaround times for submitted project review and Inspection in the Development Services Department. The turnaround times shown are for the first and subsequent review cycles, in working days (example: 5/3 means 5 working days for the first review cycle and 3 working days for the 2nd, 3rd, etc. review cycles). The due date will be based upon the date the project is deemed complete (full plans received and monies paid and submittal), and includes plans processing (1 day), distribution (1 day), and internal distribution at the division level.

Construction Permits - Structures

Short Turnaround Times

Standard - 5 / 3 Express - 5 / 3 Expedite - 5 / 3

Medium Turnaround Times

Standard - 20 / 10 Express - 10 / 5 Expedite - 15 / 8

Long Turnaround Times

Standard - 30 / 15 Express - 20 / 10 Expedite - 25 / 12

Note: These projects must go through submitted completeness review.

- C Commercial/Office buildings over 3 stories
- C Assembly occupancies (churches, schools, restaurants with multiple dining rooms, etc.)
- C multi-family dwellings over 3 stories
- C multi-plex theaters/auditoriums
- C Hi-rise buildings
- C commercial parking structures
- C multi-story shopping centers
- C partial permits

Construction Permits - Grading and Public Right-of-Way

Short Turnaround Times

Standard - 10/5 Express - 5/3 Expedite - 5/3

- C Grading & Public Improvement Permits with a cost estimate less than \$50,000
- C Grading & Public Improvement Permits with Self-Certification
- C Construction Changes for Grading & Public Improvement Permits
- C Grading Permit for Tank Removal and Soil Remediation
- C ERA for fences & walls
- C ERA for structures

Medium Turnaround Times

Standard - 15-10 Express - 11/8 Expedite - 8/5

- C Any grading or public improvement project not meeting the short or long turnaround times.

Project Review and Inspection Goals

Long Turnaround Times

Standard - 20/15 Express - 15/11 Expedite - 10/8

Note: These projects must go through submitted completeness review.

C Grading & Public Right-of-Way Permits with a Subdivision Improvement Agreement

Standard Public Improvements

Standard - 5/3

Express - N/A

Expedite - 5/3

Note: This review is for submitted construction plans (11" x 17") for standard public improvement permits (driveways, sidewalk underdrains, sidewalk replacement, etc.).

Development Approvals

Short Turnaround Times

Standard - 10/10

Expedite - 10/10

- C Neighborhood Use Permit for Pushcart, Sidewalk Cafe, Guest Quarters, Signs, and telecommunication facilities
- C Conditional Use Permit for Process 3 approvals where no new construction is proposed (existing commercial space)
- C Neighborhood Development for fences or walls
- C Emergency Coastal Development Permits
- C Map Waiver
- C ZUC for telecommunication facilities

Medium Turnaround Times

Standard - 20/15

Expedite - 15/10

- C Neighborhood Use Permits which are not listed as a short turnaround
- C Conditional Use Permit for Process 3 approvals where new construction is proposed
- C Conditional Use Permits for Process 4 or 5 approvals where no new construction is proposed
- C Neighborhood Development Permit other than for fences or walls
- C Site Development Permits
- C Coastal Development Permits other than emergency coastal development permits
- C Variances
- C Tentative Map (up to 4 parcels)
- C Public Project Assessment
- C EOT for development permit

Long Turnaround Times

Standard - 25/15

Expedite - 20/10

- C CUP for telecommunication facilities
- C Conditional Use Permit for Process 4 or 5 approvals where new construction is proposed
- C Tentative Map (5 or more parcels)

Project Review and Inspection Goals

C Planned Development Permit

Subdivision Approvals

Medium Turnaround Times

Standard - 15/10 Express - 11/8

Expedite - 8/5

C Certificate of Compliance
 C Certificate of Correction
 C Lot Line Adjustment
 C Reversion to Acreage
 C Street Name Change

Long Turnaround Times

Standard - 20/15 Express - 15/11

Expedite - 10/8

Note: These projects must go through submitted completeness review.

C Final Map
 C Parcel Maps
 C Subdivision Improvement Agreements
 C Right-of-Way Dedication
 C Easement Dedication
 C Easement Abandonments
 C Right-of-Way Vacation

Policy Approvals

Long Turnaround Times

Standard - 25/15

Expedite - 20/10

C Land Use Plan Adoption or Amendment
 C Local Coastal Program Amendment
 C Development Agreement
 C Zoning, Rezoning & Prezoning
 C Designation of Historical Resource

Inspection Services

Standard Turnaround Times

Standard - Next Day Inspection

C Building Inspection